

Annual Urban Renewal Report, Fiscal Year 2015 - 2016

Levy Authority Summary

Local Government Name: URBANA
Local Government Number: 06G042

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
URBANA URBAN RENEWAL	06009	8

TIF Debt Outstanding: 448,217

TIF Sp. Rev. Fund Cash Balance as of 07-01-2015:	325,597	129,758	Amount of 07-01-2015 Cash Balance Restricted for LMI
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TIF Revenue:	393,565
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	393,565

Rebate Expenditures:	106,247
Non-Rebate Expenditures:	300,802
Returned to County Treasurer:	0
Total Expenditures:	407,049

TIF Sp. Rev. Fund Cash Balance as of 06-30-2016:	312,113	239,090	Amount of 06-30-2016 Cash Balance Restricted for LMI
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**Year-End Outstanding TIF
Obligations, Net of TIF Special
Revenue Fund Balance:** -270,945

Urban Renewal Area Data Collection

Local Government Name: URBANA (06G042)
 Urban Renewal Area: URBANA URBAN RENEWAL
 UR Area Number: 06009

UR Area Creation Date: 01/1992

UR Area Purpose: To foster economic development in the area through public improvement including a new sewer plant.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
URBANA CITY/CENTER POINT-URBANA SCH/91 INCREM	06360	06361	8,699,993
URBANA CITY/CENTER POINT-URBANA SCH/BECОВI 94 INCREM	06362	06363	0
URBANA CITY/CENTER POINT-URBANA SCH/97 INCREM	06364	06365	0
POLK TWP/CENTER POINT-URBANA SCH/URBANA 94 INCREM	06416	06417	0
URBANA CITY AG/CENTER POINT-URBANA SCH/BECОВI 93 INCREM	06458	06459	0
URBANA CITY/CENTER POINT-URBANA SCH INCREM	06462	06463	0
URBANA CITY/CENTER POINT-URBANA SCH/O4 WARBUCK INCR	06492	06493	1,650,005
URBANA CITY/CENTER POINT-URBANA SCH/INCR CLICKSTOP	06524	06525	2,432,340

Urban Renewal Area Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	24,061,800	3,301,800	0	0	-44,448	27,319,152	0	27,319,152
Taxable	0	13,410,479	2,971,620	0	0	-44,448	16,337,651	0	16,337,651
Homestead Credits									142

TIF Sp. Rev. Fund Cash Balance as of 07-01-2015: **325,597** **129,758** **Amount of 07-01-2015 Cash Balance Restricted for LMI**

TIF Revenue: 393,565
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 393,565

Rebate Expenditures: 106,247
 Non-Rebate Expenditures: 300,802
 Returned to County Treasurer: 0
Total Expenditures: 407,049

TIF Sp. Rev. Fund Cash Balance as of 06-30-2016: **312,113** **239,090** **Amount of 06-30-2016 Cash Balance Restricted for LMI**

Projects For URBANA URBAN RENEWAL

CLICKSTOP DEVELOPMENT

Description:	TIF REBATE AGREEMENT
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

WARBUCKS FIRST ADDITION

Description:	REBATE AGREEMENT
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

SEWER PLANT

Description:	OTHER DEBT
Classification:	Water treatment plants, waste treatment plants & lagoons
Physically Complete:	Yes
Payments Complete:	No

LMI

Description:	LMI TRANSFERS
Classification:	Low and Moderate Income Housing
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For URBANA URBAN RENEWAL

WARBUCKS FIRST ADDITION

Debt/Obligation Type:	Rebates
Principal:	76,942
Interest:	0
Total:	76,942
Annual Appropriation?:	No
Date Incurred:	01/19/2005
FY of Last Payment:	2017

CLICKSTOP

Debt/Obligation Type:	Rebates
Principal:	158,479
Interest:	0
Total:	158,479
Annual Appropriation?:	Yes
Date Incurred:	04/10/2010
FY of Last Payment:	2021

SEWER PLANT

Debt/Obligation Type:	Other Debt
Principal:	100,000
Interest:	0
Total:	100,000
Annual Appropriation?:	No
Date Incurred:	07/01/2012
FY of Last Payment:	2031

LMI REQUIREMENTS

Debt/Obligation Type:	Outstanding LMI Housing Obligations
Principal:	44,226
Interest:	0
Total:	44,226
Annual Appropriation?:	No
Date Incurred:	01/01/1996
FY of Last Payment:	2017

CLICKSTOP#2

Debt/Obligation Type:	Rebates
Principal:	68,570
Interest:	0
Total:	68,570
Annual Appropriation?:	Yes
Date Incurred:	11/01/2012

FY of Last Payment: 2021

Non-Rebates For URBANA URBAN RENEWAL

TIF Expenditure Amount:	59,727
Tied To Debt:	LMI REQUIREMENTS
Tied To Project:	LMI

TIF Expenditure Amount:	200,000
Tied To Debt:	SEWER PLANT
Tied To Project:	SEWER PLANT

TIF Expenditure Amount:	41,075
Tied To Debt:	CLICKSTOP
Tied To Project:	CLICKSTOP DEVELOPMENT

Rebates For URBANA URBAN RENEWAL

WARBUCKS 1ST ADDITION

TIF Expenditure Amount:	38,470
Rebate Paid To:	BLACKSTONE DEVELOPMENT
Tied To Debt:	WARBUCKS FIRST ADDITION
Tied To Project:	WARBUCKS FIRST ADDITION
Projected Final FY of Rebate:	2017

CLICKSTOP

TIF Expenditure Amount:	67,777
Rebate Paid To:	CLICKSTOP
Tied To Debt:	CLICKSTOP
Tied To Project:	CLICKSTOP DEVELOPMENT
Projected Final FY of Rebate:	2020

Jobs For URBANA URBAN RENEWAL

Project:	CLICKSTOP DEVELOPMENT
Company Name:	CLICKSTOP
Date Agreement Began:	04/10/2010
Date Agreement Ends:	06/30/2021
Number of Jobs Created or Retained:	45
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	1,250,000
Total Estimated Cost of Public Infrastructure:	750,000

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Sum of Private Investment Made Within This Urban Renewal Area
during FY 2016

TIF Taxing District Data Collection

Local Government Name: URBANA (06G042)
 Urban Renewal Area: URBANA URBAN RENEWAL (06009)
 TIF Taxing District Name: URBANA CITY/CENTER POINT-URBANA SCH/91 INCREM
 TIF Taxing District Inc. Number: 06361
 TIF Taxing District Base Year: 1991
 FY TIF Revenue First Received: 1993
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	10/1991

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	19,045,200	599,200	0	0	-40,744	19,603,656	0	19,603,656
Taxable	0	10,614,551	539,280	0	0	-40,744	11,113,087	0	11,113,087
Homestead Credits									123

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	1,721,944	11,113,087	8,699,993	2,413,094	72,584

FY 2016 TIF Revenue Received: 262,741

TIF Taxing District Data Collection

Local Government Name: URBANA (06G042)
 Urban Renewal Area: URBANA URBAN RENEWAL (06009)
 TIF Taxing District Name: URBANA CITY/CENTER POINT-URBANA SCH/BECОВI 94 INCREM
 TIF Taxing District Inc. Number: 06363
 TIF Taxing District Base Year: 1994
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	136,906	0	0	0	0

FY 2016 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2015 - 2016

TIF Taxing District Data Collection

Local Government Name: URBANA (06G042)
 Urban Renewal Area: URBANA URBAN RENEWAL (06009)
 TIF Taxing District Name: URBANA CITY/CENTER POINT-URBANA SCH/97 INCREM
 TIF Taxing District Inc. Number: 06365

TIF Taxing District Base Year: 1997
 FY TIF Revenue First Received: 1999
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	10/1997

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	27,774	0	0	0	0

FY 2016 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: URBANA (06G042)
 Urban Renewal Area: URBANA URBAN RENEWAL (06009)
 TIF Taxing District Name: POLK TWP/CENTER POINT-URBANA SCH/URBANA 94 INCREM
 TIF Taxing District Inc. Number: 06417

TIF Taxing District Base Year: 1994
 FY TIF Revenue First Received: 1996
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	10/1994

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	16,991	0	0	0	0

FY 2016 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: URBANA (06G042)
 Urban Renewal Area: URBANA URBAN RENEWAL (06009)
 TIF Taxing District Name: URBANA CITY AG/CENTER POINT-URBANA SCH/BECОВI 93 INCREM
 TIF Taxing District Inc. Number: 06459

TIF Taxing District Base Year: 1993
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	271,386	0	0	0	0

FY 2016 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: URBANA (06G042)
 Urban Renewal Area: URBANA URBAN RENEWAL (06009)
 TIF Taxing District Name: URBANA CITY/CENTER POINT-URBANA SCH INCREM
 TIF Taxing District Inc. Number: 06463

TIF Taxing District Base Year: 1994
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	97,575	0	0	0	0

FY 2016 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: URBANA (06G042)
 Urban Renewal Area: URBANA URBAN RENEWAL (06009)
 TIF Taxing District Name: URBANA CITY/CENTER POINT-URBANA SCH/O4 WARBUCK INCR
 TIF Taxing District Inc. Number: 06493

TIF Taxing District Base Year: 2004
 FY TIF Revenue First Received: 2006
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2004

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	5,016,600	0	0	0	-3,704	5,012,896	0	5,012,896
Taxable	0	2,795,928	0	0	0	-3,704	2,792,224	0	2,792,224
Homestead Credits									19

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	9,700	2,792,224	1,650,005	1,142,219	34,357

FY 2016 TIF Revenue Received: 49,644

TIF Taxing District Data Collection

Local Government Name: URBANA (06G042)
 Urban Renewal Area: URBANA URBAN RENEWAL (06009)
 TIF Taxing District Name: URBANA CITY/CENTER POINT-URBANA SCH/INCR CLICKSTOP
 TIF Taxing District Inc. Number: 06525

TIF Taxing District Base Year: 2011
 FY TIF Revenue First Received: 2013
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	2,702,600	0	0	0	2,702,600	0	2,702,600
Taxable	0	0	2,432,340	0	0	0	2,432,340	0	2,432,340
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	3,700	2,432,340	2,432,340	0	0

FY 2016 TIF Revenue Received: 81,180